



University District Development Association (UDDA) Meeting Minutes

Wednesday, March 5, 2025, from 4:40 – 5:18 PM, Catalyst Bldg, Rm 309, and Via Zoom

Board Members Present: Lois Bollenback, Catherine Brazil (via Zoom until 4:27 PM), Mayor Lisa Brown, Megan Hulsey, Brooke Kiener, Chuck Murphy (treasurer), Stacia Rasmussen, Marvo Reguindin, Greg Repetti (vice chair and secretary), Rob Sauders, Katy Sheehan (chair), Thomas Tellefson, Dennis Wagner, County Commissioner Amber Waldref, and Council President Betsy Wilkerson

Board Members Absent: Neil Christopher Apeles, LaVerne Biel, Kevin Brockbank, Emilie Cameron, Colleen Fuchs, Lindsey Myhre, John Sklut, Jonathan Teeters, and Erin Williams-Hueter

Staff Present: Juliet Sinisterra (CEO), Alden Jones, Jeffrey Samson

Presenters: Luis Garcia and Jesten Ray (City of Spokane)

[Board slide deck](#), [meeting recording](#) (begins 04:10 timecode)

JOINT PRESENTATION/DISCUSSION: UDPDA and UDDA Board Members

Sheehan welcomed Jeffrey Samson, the new Director of Finance and Grants Administration.

EAC Updates

- Sinisterra noted the draft February 18 EAC minutes in the advance packet as an FYI.
- Sinisterra showed preliminary designs by Berger Partnership for the Don Kardong Bridge panels. The EAC will continue to provide feedback on the work.

U Vision 2044 Activation Updates and Scorecard Highlights

- The University of Idaho Urban Design Studio project for a **Division Gateway Extension** (from I-90 to the river) is underway. UDPDA is partnering with DSP and SBA (\$1K contribution from each) and the city to support. A community charrette is scheduled for March 31 at the Catalyst Building; board members are welcome to attend. A final presentation is scheduled for May 2.
- **400-Block**—Ongoing outreach to community members (Emerald Initiative, Scott Morris, YMCA/YWCA, SPS, Spokane Parks, Quatro de Mayo, etc.) to gather feedback about proposed development. Staff will draft an amendment to the UDDA Mithun Phase 1B contract to secure an alternate construction cost estimate. Sinisterra presented a potential initial phase financing approach for Riverside Gateway Park, showing UD assets of approx \$4M and a 400-Block investment of approx \$11M and remaining amount to bond.
- **U Incubation Village Feasibility Study**—Thanks to a CERB \$75K matching grant, contracts are underway with Cascadia Partners, Crossroads Resource Center, d&b Creative, and The Grain Shed to assess the viability of a local food processing center and worker-owned folk market and maker spaces.
- **Childcare Survey**—Thanks to a grant to a Commerce grant to CME, a UD childcare survey is underway, and focus groups are scheduled for April. The team will present outcomes to the board in the fall.

Presentation: City Parking Data Collection and City Code Enforcement and Cleanup Updates

Luis Garcia and Jesten Ray from the City of Spokane Code Enforcement and Parking Services departments presented findings/stats from a recent parking study. Comments from board members ensued:

- Sheehan asked about the “tipping point” to determine when paid parking is needed; Garcia said 85% occupancy.



- Murphy noted past parking studies indicated angled parking could increase capacity. Sinisterra agreed that angled parking on First Ave could alleviate high occupancy around Catalyst Building.
- Wilkerson asked about the timeline to address abandoned vehicles; Garcia indicated that if a vehicle is a “nuisance” (litter, drugs, excrement present), they partner with the police and move in a few days. If just a vehicle overstaying welcome, typically 30 days.
- Sheehan asked if the UD has more clean-up needs than other areas of the city; Garcia said no but shifts in activity in the downtown core can impact the UD.
- Brown commented on long-vacant/derelict properties in highly visible locations; Garcia mentioned the city's tools to disincentivize holding vacant parcels and that the new budget will provide additional resources to address them.

UDDA Call to Order, Welcome, and Administrative Actions

- After the joint UDPDA/UDDA session, Chair Sheehan called the UDDA business meeting to order at 4:40 PM, noted the quorum present, and requested a **MOTION to approve the UDDA draft February 5, 2025, meeting minutes, and the UDDA financials as of January 31, 2025** (Repetti), seconded (Bollenback), and passed unanimously.
- Sinisterra shared information regarding a proposed UD office relocation from the Ignite NW Building on the WSU Spokane campus to the Community Building at the heart of Main Avenue. WSU requires a 70-day notice period, allowing for an early May move. The current lease is \$1,330, the new lease would be approximately \$700. Sinisterra said that one-time costs for furniture and supplies can be absorbed in the 2025 budget. Sheehan asked for a **MOTION to approve a proposed move to the Community Building and authorization to execute a lease** (Repetti), seconded (Hulsey), and passed unanimously with Sheehan recusing herself from the vote due to personal financial interest in the building.
- Sheehan requested a **MOTION to approve the Next Generation Conceptual Plan 2065** (Bollenback). Sinisterra reminded the group that the Mithun plan builds on the U Vision 2044 strategic priorities, was community-informed and led, and will be used for marketing and fundraising. She noted that the EAC recommends adoption. The motion was seconded (Rasmussen) and passed unanimously.
- 30-second updates regarding DOGE impacts from members followed:
 - Murphy/Gonzaga University – large EPA grant mostly pass through to city and SNAP, but watching Dept of Education issues closely related to student financial aid; decrease in international student enrollment.
 - Waldref/County – concerns around CDC funding and numerous areas such as emergency preparedness, disease control, federal Medicaid (WA state is highly leveraged), cuts to mental health and substance abuse programs, etc.
 - Brown/City – Medicaid cuts threaten kids programs, tree canopy in underserved areas, HUD and homeless, refugee “temporary protected status” in jeopardy.
 - Rasmussen/GSI – creative economy staff are at risk, startups are impacted by SBIR NIH grants, and Evergreen Bio internships are at risk.
 - Reguindin/AHANA – deportation risks, DEI has taken hit
 - Hulsey/Craft3 – business as usual, but DEI will need more private grant makers; tariffs are a big concern for businesses
 - Wilkerson/City Council – fear and uncertainty paralyzing communities of color; kids afraid to go to school, families nervous to shop due to ICE
 - Tellefson/McKinstry – Unknowns around energy and K12 work, tariff adds more to the bottom line; bright side boon to US semiconductor companies.



- Repetti/ex-MultiCare – 18-20% hospital funding from Medicaid.
- Sheehan/Community Building – DEI and environmental programs are at risk; just looking for guidance.
- Bollenback/SRT – not directly impacted at this point, bills being paid but delays in approvals; keeping DEI but need to bifurcate/communicate differently; lack of clarity around carbon EV programs and project construction.
- Wagner/Numerica – in watch and wait mode; members pinched; ICE protocol creates an environment for fraudulent activity.
- Sauders/EWU – fear and uncertainty; real ICE concerns; Dept of Education changes will impact financial aid and enrollment.
- Kiener/Whitworth – grants specifying DEI and cultural competency are on hold; getting vague or no answers; whistleblower site a threat; trying to help students make good choices and be safe.

There was a suggestion to draft a letter to Washington's congressional delegation about DOGE economic impacts in the UD and look into what GSI, UW, and WSU are planning.

Sheehan adjourned the meeting at 5:18 PM.

A handwritten signature in black ink, appearing to be 'Juliet Sinisterra'.

Juliet Sinisterra for Greg Repetti, Secretary

Date: 04-10-25